

GOVDOC

BRA

1842

1990

update

2 of 2

~~REDACTED~~

BOSTON PUBLIC LIBRARY

Binder No.

ST. ELIZABETH'S HOSPITAL FOUNDATION, INC.

ONE HUNDRED FIFTY-NINE WASHINGTON STREET
BRIGHTON, MASSACHUSETTS 02135
(617) 782-1274

March 12, 1990

The Honorable Raymond L. Flynn
Mayor of the City of Boston
One City Hall
Boston, Massachusetts

BOSTON PUBLIC LIBRARY

and

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall
One City Hall Plaza
Boston, MA 02201

Dear Mayor Flynn and Mr. Coyle:

Enclosed is the 1990 Master Plan Update for St. Elizabeth's Hospital Foundation. We are pleased to be able to provide you with this information.

This Master Plan Update covers the anticipated development activity through 1993, which relates specifically to the relocation of St. Margaret's Hospital for Women to Brighton. This project includes the proposed construction of a 330-space garage (130 spaces for St. Margaret's and 200 spaces for St. Elizabeth's) on the Foundation property adjacent to the hospital. The Foundation is currently working with St. Margaret's and St. Elizabeth's in planning for this relocation. Specific information concerning that project is contained in this report. We look forward to working with you on this project.

The Foundation's long-term outlook to 1998 does not call for any development activity, other than St. Margaret's relocation. Please contact me if you have any comments or questions about this Update.

Sincerely,



Robert E. Flynn, M.D.
Secretary



ST. ELIZABETH'S HOSPITAL FOUNDATION

MASTER PLAN UPDATE

MARCH 1990

Submitted to:

RAYMOND FLYNN, MAYOR

City of Boston

STEPHEN COYLE, DIRECTOR

Boston Redevelopment Authority

Submitted by:

ST. ELIZABETH'S HOSPITAL FOUNDATION

159 Washington Street

Brighton, MA 02135

PREFACE

This amendment is the first update to the St. Elizabeth's Hospital Foundation Master Plan, filed on September 20, 1988. That document outlined the Foundation's mission, property and program descriptions, and possible future programs.

Copies of the Master Plan were filed with the Office of the Mayor, Office of Neighborhood Services, Boston Redevelopment Authority, and PZAC and IPOD Committees.

In addition, individual copies were mailed to community, neighborhood, and elected leaders in Allston-Brighton. Copies may be read at any of the offices listed above, or by appointment at the St. Elizabeth's Hospital Foundation, (617)782-1274, at mutually convenient times.

Please note that this amendment is not a new master plan and should be read only as an update to the original filing. This plan reflects that the only specific development activity anticipated through 1993 is the relocation of St. Margaret's Hospital for Women to Brighton. At this time, the Foundation does not anticipate any other development through 1998.

ST. ELIZABETH'S HOSPITAL FOUNDATION
1990 MASTER PLAN UPDATE

TABLE OF CONTENTS

	Page
Preface	i
1.0 Introduction	1
2.0 Facilities Update	2
3.0 Traffic and Parking	3
4.0 Open Space	5
5.0 Design Considerations	6
5.1 Architectural Compatibility and Visual Impacts	6
6.0 Community Benefits	9
6.1 Health Care Benefits	9
6.2 Employment Opportunities	11
6.3 Community Services	12
APPENDIX 1	
Letter from Valerie Talmage, Executive Director Massachusetts Historical Commission	
FIGURES	
1 Site Plan for Proposed Hospital and Garage	4
2 Illustrative Perspectives: Proposed St. Margaret's Facility and Garage	8

1.0 INTRODUCTION

St. Elizabeth's Hospital Foundation is the setting for charitable, educational and health care resources benefiting its neighbor, St. Elizabeth's Hospital. The Foundation was formed in 1980 as a separate, private corporation to support St. Elizabeth's Hospital with non-patient care services.

Since the 1988 Master Plan was filed, there has been no change of use within the Foundation property.

The Foundation is currently involved in planning efforts to relocate St. Margaret's Hospital for Women to Brighton. The proposal is for a new hospital facility on the St. Elizabeth's Hospital campus and a new garage facility on a portion of the Foundation property.

Since the original relocation proposal was outlined in the Determination of Need application filed by St. Margaret's with the Massachusetts Department of Public Health in 1988, a revised program has been developed by the hospital, reducing the proposed beds from 132 to 98 and reducing the proposed parking spaces from 400 to 330. As a result, both the hospital and garage will have smaller footprints.

During the next year, the Foundation will work with St. Margaret's and St. Elizabeth's hospitals to obtain the necessary approvals to begin construction of the new 330-space parking facility to serve St. Elizabeth's Medical Office Building (to be occupied in 1990) and patients and staff at the relocated St. Margaret's facility.

2.0 FACILITIES UPDATE

The buildings on the Foundation property (Foundation Building, Nurses' Quarters, St. Gabriel's Church, Garage and Our Lady of Fatima Shrine) are used for the same purposes as described in the 1988 Master Plan. Three additional programs are now housed in the Foundation building:

- o The Doctor Referral Line is a free telephone information service for community residents who need information to help them locate a physician or medical services.
- o The St. Vincent Pallotti Center is a volunteer organization that recruits lay people to assist in parish work.
- o The Office for Evangelization facilitates evangelization in parishes.

No other changes have occurred.

2.1 Future Planning

In the 1988 Master Plan, potential future programs were discussed, including day care, adult day care, employee housing, Archdiocesan programs, fitness center and elderly housing.

During the past year, the Foundation has not moved forward to evaluate these or other concepts for future programming. There is one office available; and it is possible that this office could, in the next year or two, house a small community-service program similar to others in the building. Most of these programs have one or two employees.

The remaining unused space in the Foundation building requires extensive interior renovations to make it useable. The Foundation is not considering any interior building improvements and is not pursuing development of new buildings on the property and does not expect to do so, with the exception of the proposed garage facility.

Also, the Foundation is not pursuing new programming in its current long-range plans. However, if the community desired day care for children or expanded day care for adults, the Foundation would consider evaluating these programs as potential programming on the site.

3.0 TRAFFIC AND PARKING

With the relocation of St. Margaret's to Brighton, a new access (the extension of Nevins Street) has been proposed by a professional traffic consultant selected jointly by the community and the hospitals to analyze the traffic impacts of the proposed project. This access drive would be sited on the Foundation property along the property line between the Foundation and St. Elizabeth's between the new garage and Washington Street. (See Figure 1) It would improve traffic operations at the Nevins Street/Warren Street and the Warren Street/Cambridge Street/Sparhawk Street intersections.

The extension of Nevins Street, which would provide campus access to Washington Street, will improve safety at the Nevins Street/Warren Street intersection by reducing the number of vehicles using that area and potential vehicle/pedestrian conflicts.

Also, a shuttle system is proposed to transport St. Margaret's employees, patients and visitors between Dorchester, the Green Line and St. Elizabeth's to decrease auto traffic at the hospital's new site.

With the completion of the new hospital and parking garage, pedestrian circulation between the hospital and the Foundation property will improve for employees and nursing students.

A complete traffic analysis of the proposed project is contained in the St. Elizabeth's Hospital Master Plan Update, filed in March 1990.

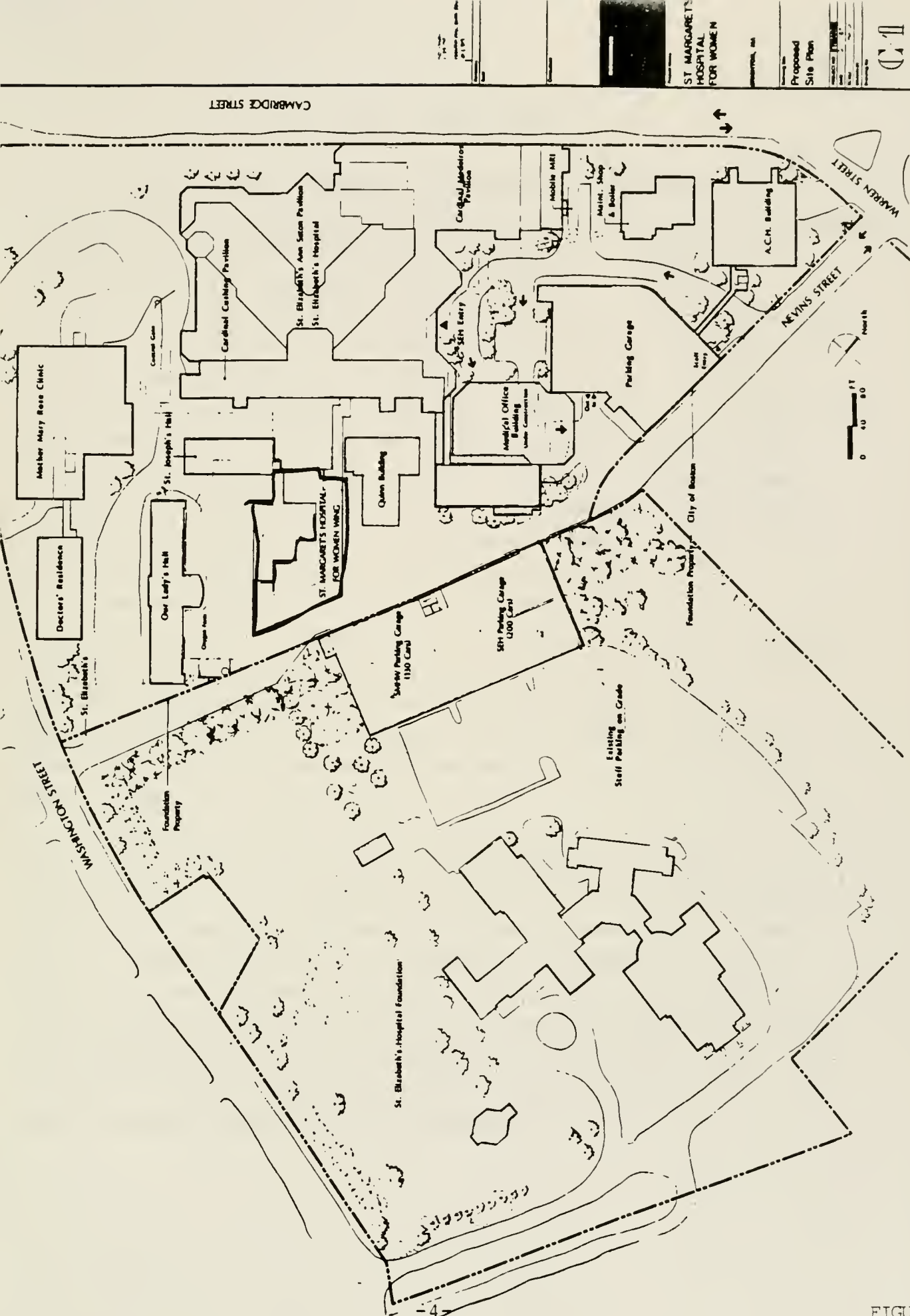


FIGURE 1

4.0 OPEN SPACE

St. Elizabeth's Hospital Foundation is committed to preserve open space on the Foundation property. The new garage facility is proposed to be built into a steep, unusable hill area between the Foundation and the hospital. It has a footprint of approximately 36,000 square feet and contains three levels. Because it will be built into the steep hillside, only three to four feet of the facility will be visible at close range above the Foundation grounds. Upon completion, the earth would be bermed up to the top of the garage, following the curves of the hillside and trees and shrubs would be placed around the perimeter. The design of the garage, which would be visible only from inside St. Elizabeth's campus, would fit in with the character of the surrounding open space.

The new access (the extension of Nevins Street to Washington Street) proposed by the traffic consultant to improve existing traffic operations at the Nevins Street/Warren Street and the Warren Street/Cambridge Street/Sparhawk Street intersections would be a driveway approximately 30 feet wide that would extend from the new garage and go behind Our Lady's Hall, along the property line.

Except for those areas to be used for the garage and access drive, the remaining portion of the Foundation property will remain intact. The Foundation building, which was designated a historic landmark by the Boston Landmarks Commission in 1989, will be unaffected by the St. Margaret's proposal. The site plans for the original proposal with a 400-car garage were reviewed with representatives of the Boston Landmarks Commission and Massachusetts Historical Commission in October, 1989. Their opinion was that the proposed project would have no effect on the Foundation Building. (See Appendix 1)

5.0 DESIGN CONSIDERATIONS

Although the proposed hospital building and garage are in a very preliminary stage of planning, several design considerations have been established which will guide the detailed design process. These include:

- o Minimize the massing and presence of the garage and avoid use of raw concrete on the exterior;
- o Use materials which are consistent with the existing buildings (but not limited to an exact replication of them);
- o Minimize the scale and visual impact of the new buildings on the campus and adjacent neighborhoods; and
- o Minimize the visibility of mechanical systems and components.

It is St. Margaret's intent that its new hospital facility and parking structure enhance the relationships between the existing buildings on the St. Elizabeth's Hospital campus while being compatible with the adjoining Foundation property. The proposed new facility is replacing an existing building on the St. Elizabeth's Hospital campus and has a minimal footprint, massing and height. Materials used in the construction will be sensitive to the existing structures. Fenestration will approximate existing proportions and ratios of wall to windows and doors in the existing facility.

5.1 Architectural Compatibility and Visual Impact

In order to depict the visibility of the new St. Margaret's facility and garage from neighboring areas, photographic slides were taken from several locations along Cambridge, Washington and Warren Streets. The new buildings were then drawn and superimposed onto the slide views. The resulting drawings show that the proposed new facilities cannot be seen from outside the campus. They are hidden by the hillside slope and existing buildings.

Two eye-level views (Views A and B) look towards the garage from points A and B, whose locations are noted on the site plan (in Figure 2).

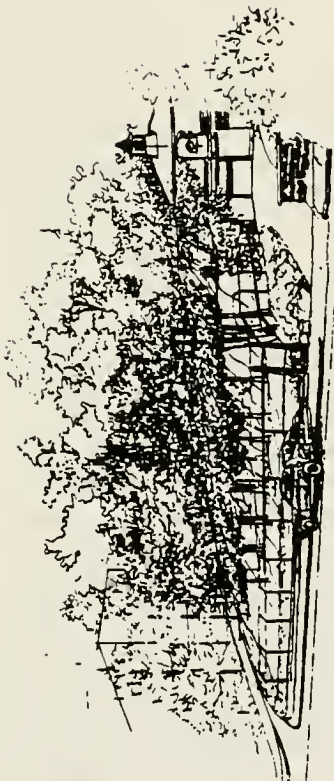
View A

This view is from the residential side of Washington Street looking toward the Foundation property and the site of the proposed garage. The garage cannot be seen due to existing trees along the property line at Washington Street, earth-berming, and landscaping because of the garage's below-ground location. The proposed new access road (the extension of Nevins Street to Washington Street) is at the far left of this view.

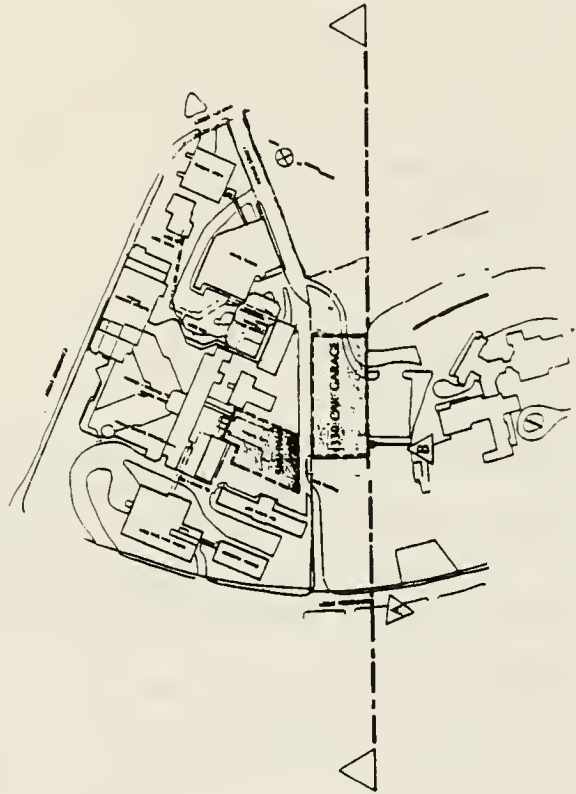
View B

Here the perspective is from the existing garage/storage building on the Foundation property, looking towards the new garage and hospital. The new garage is hidden from view, as are the cars on the top level, by a landscaped earth berm. A small portion of the new hospital is visible through the trees.

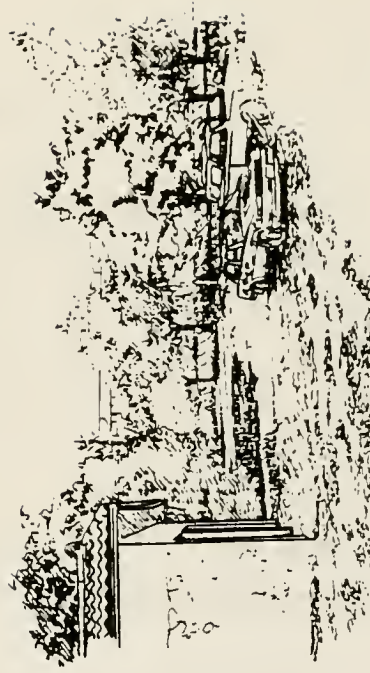
ST MARGARET'S HOSPITAL FOR WOMEN



VIEW FROM WASHINGTON STREET (A)



VIEW FROM SEH FOUNDATION (B)



6.0 COMMUNITY BENEFITS

The relocation of St. Margaret's to Brighton will provide the community and city with significant medical and community benefits. Boston is recognized as a center of medical leadership and this move will further enhance the city's stature by allowing this specialized neonatal facility to continue meeting the needs of city residents.

6.1 Health Care Benefits

The new St. Margaret's Hospital in Brighton will provide important outpatient medical services at both the Brighton and Dorchester sites.

Bringing the new SMHW facility to Brighton will provide many benefits to the community:

- o Inpatient obstetrics service with family-centered birthing options
- o State-of-the-art labor/delivery/recovery rooms
- o Well infant nursery
- o Neonatal intensive care unit for critically ill infants
- o Inpatient gynecology service
- o Outpatient obstetrics services, including pre-and post-natal care
- o Prenatal services for women with complicated pregnancies
- o Specialized medical consultants for high risk pregnancies
- o Midwife services
- o Diagnostic services, including ultrasound and prenatal evaluation
- o Outpatient well baby care
- o Infant development program designed to deal with infant physical and cognitive development disorders
- o Outpatient gynecology services, including services like PAP tests and colposcopies
- o Breast cancer screening through mammography
- o Breast Health Center with specialized consultations and treatment
- o Women's Health Center, providing medical care for women of all ages
- o Comprehensive care through the availability of a wide range of medical specialties
- o Nutrition education and counseling
- o Social services
- o Psychological services
- o Counseling/support group for drug addicted mothers
- o Patient education programs, including childbirth education

- o Obstetrical medical education program to train new obstetricians and help the hospital bring highly qualified obstetricians to the community
- o Enhanced medical research program.

SMHW will provide important outpatient medical services in Dorchester. The services proposed to be provided in Dorchester include:

- o Prenatal care to expectant women, including women who have complicated pregnancies at SMHW obstetrics clinic
- o Prenatal care for expectant teenagers at SMHW teen obstetrics clinic
- o Prenatal diagnostic services, including ultrasound and prenatal evaluation at SMHW outpatient diagnostic clinic
- o Prenatal care at neighborhood health centers staffed by SMHW physicians and nurse midwives
- o Prenatal and well baby care at the Laboure Center in South Boston
- o Outpatient gynecology services, including services such as PAP tests and colposcopies, at SMHW gynecology clinic
- o Breast cancer screening through mammography services
- o Well baby care at SMHW pediatric clinic
- o Nutrition education and counseling with prenatal and postnatal care
- o Social services and psychological services
- o Child abuse prevention program in the form of a therapeutic day care program to be developed in concert with the SMHW Infant Development Program
- o Prenatal education classes
- o Program to identify, educate and refer women and infants with HIV infection
- o Family Life Education, which provides comprehensive programs on topics such as family planning and human sexuality to community groups and schools throughout the Archdiocese
- o St. Mary's Home residential program for pregnant teenagers, including St. Mary's Alternative School
- o St. Mary's Home residential transitional program for mothers and their infants after delivery
- o A residential program for pregnant women who have been through substance abuse programs at another facility
- o Developmental assessment program for high risk infants

The relocation of SMHW to the SEH campus improves the health care capacity of SMHW and SEH hospitals. The combination of women's health care services at SMHW will dramatically expand the health care resources available to women from Allston/Brighton, other Boston neighborhoods, and the Greater Boston

region. As a major regional perinatal center, SMHW can more effectively provide tertiary-level services at the SEH site with its greater supply of medical specialties. High-risk obstetrical patients will have access to specialized diagnostic and treatment modalities, as well as intensive care units. Patients will also be provided with specialized consultants in areas such as obstetrical psychiatry, internal medicine, cardiology, and nephrology.

The relocation program at SEH will enable SMHW to continue its long-term commitment to high-risk and needy patients. SMHW will support neighborhood health centers in Dorchester and in the Allston/Brighton area and participate in programs designed to improve the health status of populations that have a high infant mortality rate and low birth weight. The hospital will expand services to women beyond obstetrical and neonatology to care for women throughout their life cycle. This long-term program benefits the communities of Boston by allowing SMHW to continue its tradition of providing health care to all women of Boston.

6.2 Employment Opportunities

The hospital(s) will continue to follow current policies regarding equal opportunity employment. Because the hospital industry faces a shortage of certain categories of personnel, it is sometimes necessary to recruit qualified, experienced staff from locations outside the hospital's traditional service area.

With that in mind, the hospital(s) will make a good faith effort to have 50 percent of permanent employees from Boston. This represents a voluntary employment opportunity plan that is achievable. In 1988, 43.7% of St. Margaret's and 47.9% of St. Elizabeth's employees resided in Boston. Therefore, both of these institutions are currently near the goal.

Both hospitals presently employ many Bostonians, with St. Elizabeth's being one of the largest employers in the Allston/Brighton area and the largest employer of Allston/Brighton residents. The hospitals provide many employment opportunities; with excellent benefits for community residents. The hospitals

employ people in a wide range of full- and part-time entry level, general, technical, and professional positions.

The following statistics confirm the commitment to hire Boston residents.

NEIGHBORHOOD	EMPLOYEES	
	SEH	SMHW
ALLSTON/BRIGHTON	754	8
Charlestown	7	3
Dorchester	77	221
Hyde Park	34	8
Jamaica Plain	29	10
Mattapan	14	13
Roslindale	49	8
Roxbury	28	5
South Boston	19	25
East Boston	3	0
West Roxbury	64	15
Other Neighborhoods	75	15
TOTAL FOR BOSTON	1,153	331
	47.9%	43.7%
Other Towns	1,256	428
TOTAL EMPLOYEES	2,409	759

In addition, the project is estimated to generate more than 160 construction jobs.

6.3 Community Services

The Foundation and the hospitals have been good neighbors for many years. They have offered their facilities for community functions such as meetings, educational sessions and social gatherings. Local schools are given tours for field trips and employment counseling. The Foundation and hospitals have worked closely with the neighborhoods in areas of security, public works, and other community concerns.

Following is a partial listing of community services provided by these three organizations:

St. Elizabeth's Hospital Foundation

- o WIC (Special Supplemental Food Program for Women, Infants, and Children). Participants receive food vouchers for free dairy products, cereals, juice,

- eggs, peanut butter, dry beans, and infant formula that are redeemable at approved grocery stores.
- o Pregnancy Help and Pro-Life programs. Counseling and support programs for pregnant women.
- o The Doctor Referral Line. Free telephone information service to assist community residents in locating physicians.
- o Adult Day Health Care Center - Supervised daily activities and health care services for senior citizens.
- o The St. Vincent Pallotti Center - This volunteer organization recruits lay people to assist in parish work.
- o Office for Evangelization - This office facilitates evangelization in parishes.
- o St. Elizabeth's Hospital School of Nursing

St. Elizabeth's Hospital

- o Health education and wellness programs, including cardiopulmonary resuscitation, smoking cessation and blood pressure screening
- o Free flu shots and blood pressure screening for community residents
- o Provide flu shots, blood pressure screenings, health education lectures to residents of public housing in Brighton
- o Continuing education to emergency medical technicians
- o Free meeting space for community groups
- o Emergency response system for isolated elders
- o Participate in community initiatives, including Boston Against Drugs, Youth Core and Allston/Brighton Family Day
- o Sponsor St. Elizabeth's Angels Little League team and assist with annual Brighton Little League dinner and annual Festival of Friendship for mentally and physically handicapped children
- o Provide physician referral service for community residents
- o Family life education for schools and community groups
- o Hospital tours for local school children
- o Provide holiday food baskets to neighborhood needy, holiday dinners for area retarded citizens, Thanksgiving turkeys for area shelters and holiday refreshments to local fire and police
- o Assist with fundraising for Brighton Congregational Church, Early Learning Center, Mt. St. Joseph's Academy, Brighton High School, Baldwin Elementary School, American Cancer Society, American Heart Association, local libraries, public television, St. Columbkille, Our Lady of the Presentation and St. Anthony's schools, YMCA and Kiwanis
- o Participate in Brighton High Drop-Out Prevention Program

- o Provide support to Brighton High, such as printing student handbook, guidance handbook and newsletter
- o Participate in Boston Summer Jobs Program by providing full- and part-time jobs, job placement assistance and vocational counseling for area high school students
- o Participate in Brighton High Improvement Committee
- o Sponsor St. Elizabeth's Hospital Medical Explorer Post for Mt. St. Joseph's Academy students to explore careers in health care
- o Baldwin Elementary and Brighton High Business Partner in programs to improve the quality of public school education
- o Participate in Allston/Brighton Head Start for elementary schools and Early Learning Center for preschools
- o Provide medical supplies to schools and to West End House summer camp
- o Participate in neighborhood initiatives like clean-up and beautification projects
- o Provide speakers to discuss medical issues with community groups
- o Host annual Gerry McCarthy Easter Egg Hunt for more than 1000 neighborhood children
- o Participate in annual Allston/Brighton parade and ethnic festival and in local cultural/business events
- o Provide administrative and clinical support to Joseph Smith Health Center
- o Sponsor American Heart Association Chapter
- o Participate in annual holiday street lighting

St. Margaret's Hospital for Women

- o Participate in Jones Hill Civic Association
- o Participate in Dorchester Task Force
- o Sponsor annual safety awareness programs for area residents
- o Provide meeting rooms for community groups
- o Provide overnight parking for neighborhood residents
- o Support Dorchester Day celebration
- o Support the neighborhood in street lighting, postal service snow plowing
- o Participate in area crime watch
- o Participate in neighborhood clean-ups
- o Provide transportation support to community residents
- o Annual holiday gift donation to the DOVE shelter
- o Participate in United Way
- o Participate in Mayor's Canned Food Drive
- o Tours of facilities for local school children

APPENDIX 1



October 11, 1989

Secretary John P. DeVillars
Executive Director of Environmental Affairs
100 Cambridge Street
Boston, MA 02202

ATTN: MEPA Unit

RE: St. Margaret's Hospital for Women, Brighton, MA EOE #7335

Dear Secretary DeVillars:

Massachusetts Historical Commission staff had the opportunity to meet with representatives of St. Margaret's Hospital for Women and the Boston Landmarks Commission to review plans for the proposed new construction in Brighton. The proposed project site is adjacent to the St. Gabriel's Monastery complex which is a Boston Landmark and is listed in the State Register of Historic Places.

MHC staff understand the proposed parking garage, the structure which will be closest to St. Gabriel's, will be built substantially underground. After review of the materials submitted, I concur to a finding of no adverse effect for this action (950 CMR 71.07(2)(b)(2)).

If you should have any questions, please contact Maureen A. Cavanaugh of this office. Thank you for your cooperation.

Sincerely, \

for *Valerie A. Talmage*
Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

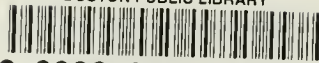
VAT/cd

cc: Boston Landmarks Commission
MHEFA
Susan Myers, Caritas Christi

Massachusetts Historical Commission, Valerie A. Talmage, *Executive Director, State Historic Preservation Officer*
80 Boylston Street, Boston, Massachusetts 02116 (617) 727-8470

Office of the Secretary of State, Michael J. Connolly, *Secretary*

BOSTON PUBLIC LIBRARY



3 9999 06315 731 5

